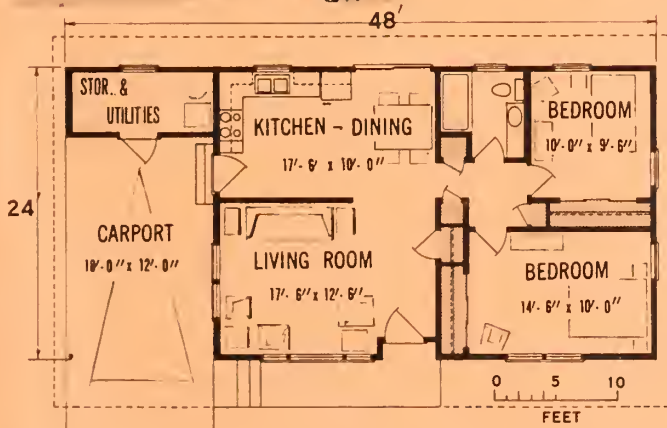


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2-Bedroom Farm Dwelling

COOPERATIVE
FARM BUILDING
Plan No. 7176
(3-SHEETS)
PLAN EXCHANGE



House Area	Square Feet
Living.....	864
Carport and Storage.....	288

Just right for a small family, this neat, two-bedroom farm dwelling has trim contemporary styling. A 4-foot

overhang across the front of the house provides protection from rain and direct sunlight. Further exterior interest has been achieved at the recessed front door. Traffic lanes from exterior doors are confined to one end of the kitchen and living room. The L-shaped kitchen is directly accessible from the car shelter for bringing in bundles. Sliding glass doors in the dining area suggest patio landscaping to extend the living area of the house to the out-of-doors.

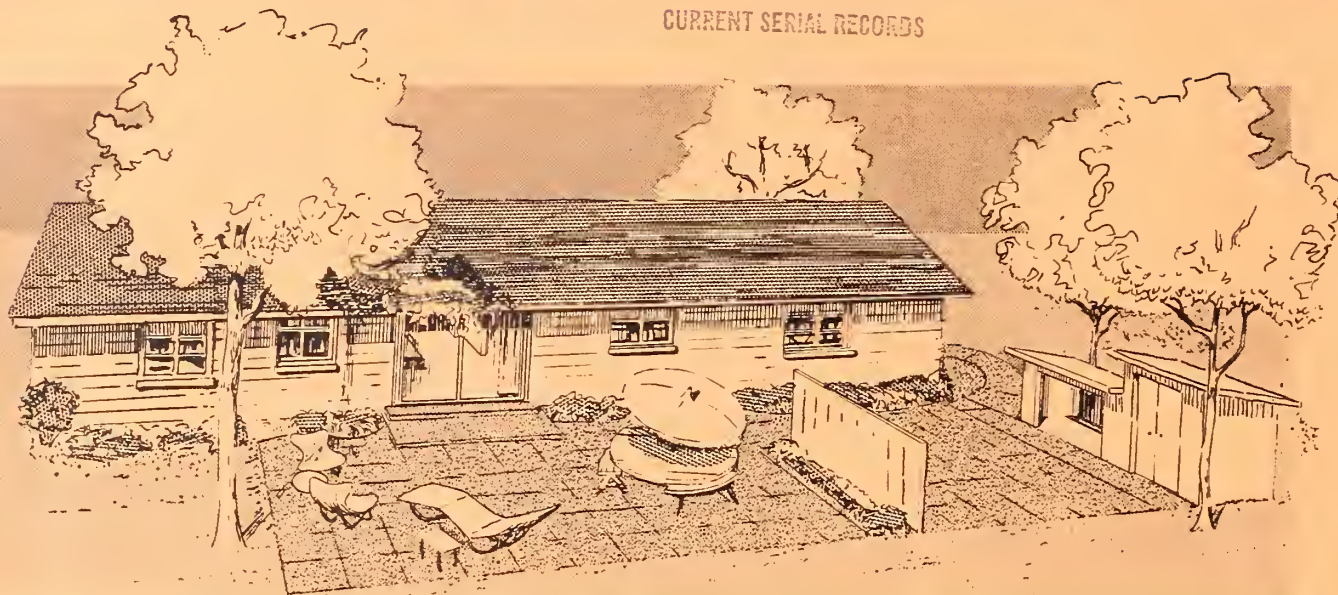
Although the house is small, rooms are adequate and storage is well planned. Bedrooms will accommodate the usual furniture and clothes closets are generous. Storage for linens and cleaning supplies is centrally located in the bedroom hall. There is a closet just inside the front door for coats.

An especially nice feature of this house is the storage and utility room at the rear of the carport. This room is a step away from the kitchen door and is a good location for the washer and water heater.

MAR 9 - 1967

CURRENT SERIAL RECORDS

... outdoor living



PATIO PLANNING

Consider the location and nature of your patio when choosing and developing the house and its site. Adding a well-planned, well-constructed patio to this house is like adding an extra room. Directly connected with glass sliding doors to the dining area, the patio greatly expands the family living area. If the patio is located on the south or west sides of the house, it will become warm early in spring and remain pleasantly warm late in fall. In addition, it will be exposed to summertime breezes. Once complete and satisfactory plans are worked out on paper, patio construction can proceed in stages as the budget permits, with each addition a preplanned part of the total development. Provision needs to be made for storage of patio furniture, barbecue and recreational equipment, and garden tools and supplies.

SURFACING

Patio surfacing materials should harmonize with house and garden materials, and be nonglare, nonskid, weather-resistant, and easy to care for. Ease of construction might be an important consideration for the do-it-yourselfer on a budget.

Before surfacing of any sort begins, the area should be graded so that water will drain off the patio and away from the house. Also, water from surrounding higher ground must be diverted around the patio.

Use planting beds to separate concrete patios from the house. Areas surfaced with concrete reflect and reradiate solar heat into the house.

Bricks 	MANY COLORS, TEXTURES; DURABLE; NONSKID AND NONGLARE; EASY TO INSTALL; ADAPTS TO MANY PATIO SHAPES; POROUS, STAIN EASILY, HARD TO CLEAN; AN UNEVEN SURFACE FOR FURNITURE; MODERATE COST.
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Concrete 	STRONG, EVEN SURFACE; GOOD FOR IRREGULAR-SHAPED PATIOS; MANY FINISHES; QUICK TO APPLY; IF LAID IMPROPERLY MAY CRACK, BUCKLE, DISINTEGRATE; GLARING UNLESS SPECIALLY FINISHED; STAINS EASILY, HARD TO CLEAN; DUSTY; INEXPENSIVE.
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Stone 	VERY DURABLE; WITHSTANDS LOW TEMPERATURE; INTERESTING COLORS, TEXTURES, SHAPES; INSTALLATION REQUIRES SKILL; EXPENSIVE IN CERTAIN AREAS.
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Tile 	SMOOTH, SOPHISTICATED, LEVEL SURFACE; DURABLE; INTERESTING SHAPES AND PATTERNS; DIFFICULT FOR AMATEUR TO LAY; EXPENSIVE.
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Wood Decking 	LIGHT, FLEXIBLE; PROVIDES SLATTED DECK FLOORING OVER STEEP HILLSIDES OR OVER UNSTABLE GROUND; MODERATE COST; DURABLE IF TREATED WITH PRESERVATIVE.
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Complete working drawings may be obtained from the extension agricultural engineer, at your State university. There may be a small charge to cover cost of printing.

If you do not know the location of your State university, send your request to Agricultural Engineer, Federal Extension Service, U.S. Department of Agriculture, Washington, D.C. 20250. He will forward your request to the correct university.
ORDER: Plan No. 7176, 2-Bedroom Farm dwelling.

